

C.F.I.A. Meat Processing, Packaging & Distribution Plant

FOR SALE
NORTH BAY, ON



65 ROUNDEL ROAD

CENTRAL ONTARIO - PROCESSING & BLAST FREEZER,
COLD STORAGE & DISTRIBUTION

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CDNGLOBAL[®]
INDUSITE REALTY • BROKERAGE

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**65 ROUNDEL ROAD
NORTH BAY, ON**

Location

North Bay is historically considered the “Gateway to the North”.

North Bay is ideally located at the crossroads of trans-continental Highway 11, Highway 17, and Highway 63, as well as Railways and Air Routes. Located 3 hours north of Toronto and 4 hours west of Ottawa, North Bay is easily accessible by land or air, and provides excellent links to the North, South, East and West.

The CFIA Federally Licensed and HACCP recognized facility has two coolers, a freezer, a blast freezer, dry storage and production area of approximately 5,000 sq. ft. There is a tremendous opportunity in offering temperature-controlled warehousing and cold storage, freezer & distribution service/space for the local community and as a way station for destinations to the North and West. Some of this space can be used for manufacturing and for third parties who require cold storage/cross docking space. The total size of the freezer storage space is around 7,500 sq. ft. Basic design accommodates up to 800 skids in the Freezer and up to 150 skids in the Cooler. Based on the two coolers design, one cooler may be used for the meat processing/packaging and case ready program as well.

Customizable temperature solutions to meet all your needs from Frozen to Dry Storage (-40°C to +10°C), the greatest range offered in the industry! Our customizable range allows to store products ranging from ice cream to confectionary and everything in-between.

The cold storage space can be offered as a short- or long-term rental space to your existing and new clients. With in and out and delivery service, Blast freeze service can also be offered.



Stage two: New Building Addition – Cold storage

In addition to the above, the 3 acre lot of land provides the opportunity to build an addition as stage number two. The size of the additional cold storage facility could be from 30,000 sq. ft. up to 50,000 sq. ft. to meet our current and future goals. A basic design has been developed for the 30,000 sq. ft. cold storage facility with a minimum of 4,500 skids.

Given the severe shortage of temperature-controlled warehousing and cold storage space and growing demand in Canada, we are confident that it would be a great investment for the business and the local economy.

Property Specifications

BUILDING SIZE:

- Lot Size: 3.44 Acres
- Total Building : + 15,360 SF
- Office Area : 10%
- Industrial Area: 90%

SHIPPING:

3 Truck level shipping doors

CLEAR HEIGHT:

22' Clear

POWER:

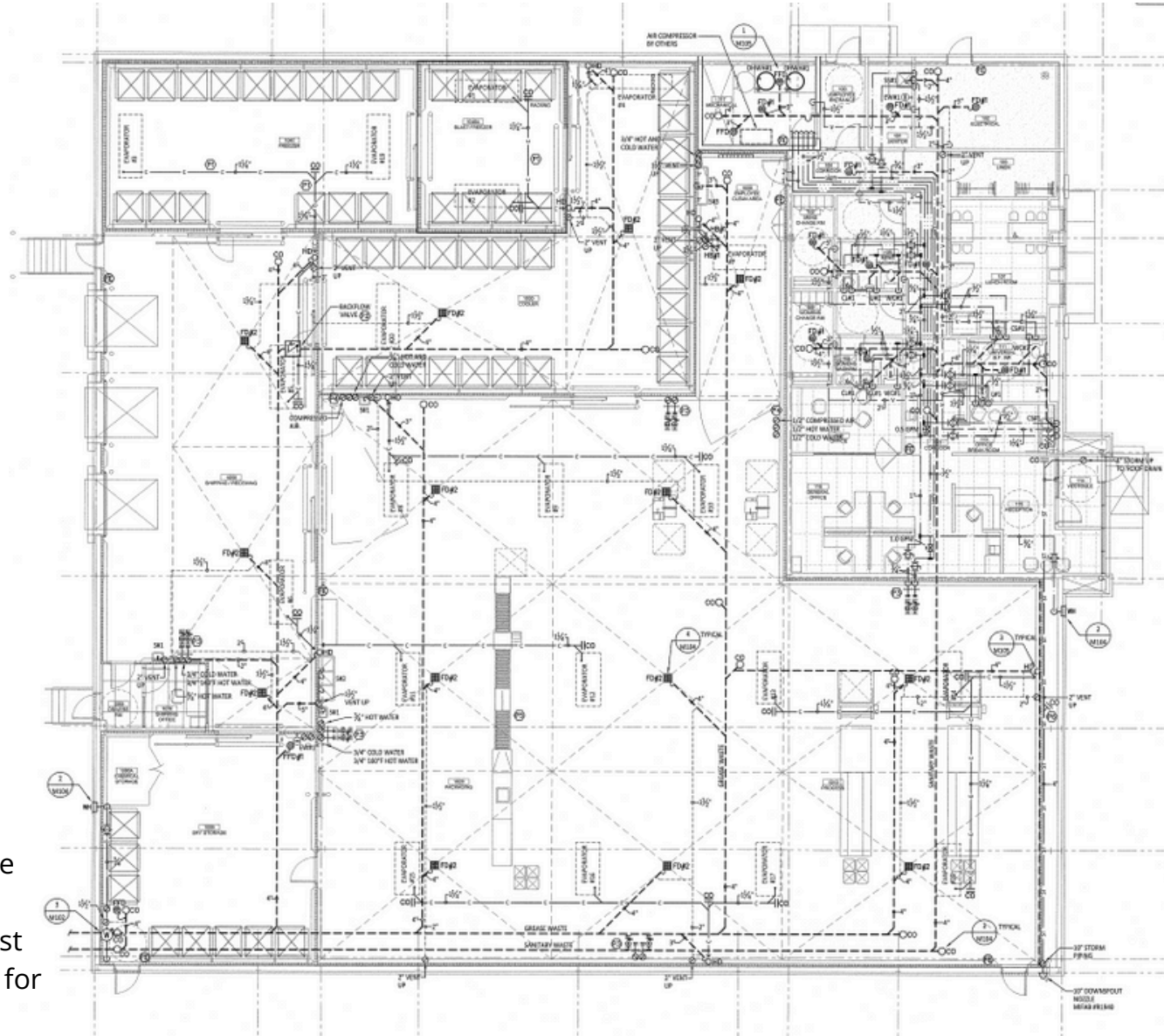
600 Volts/1,200 Amps

ZONING:

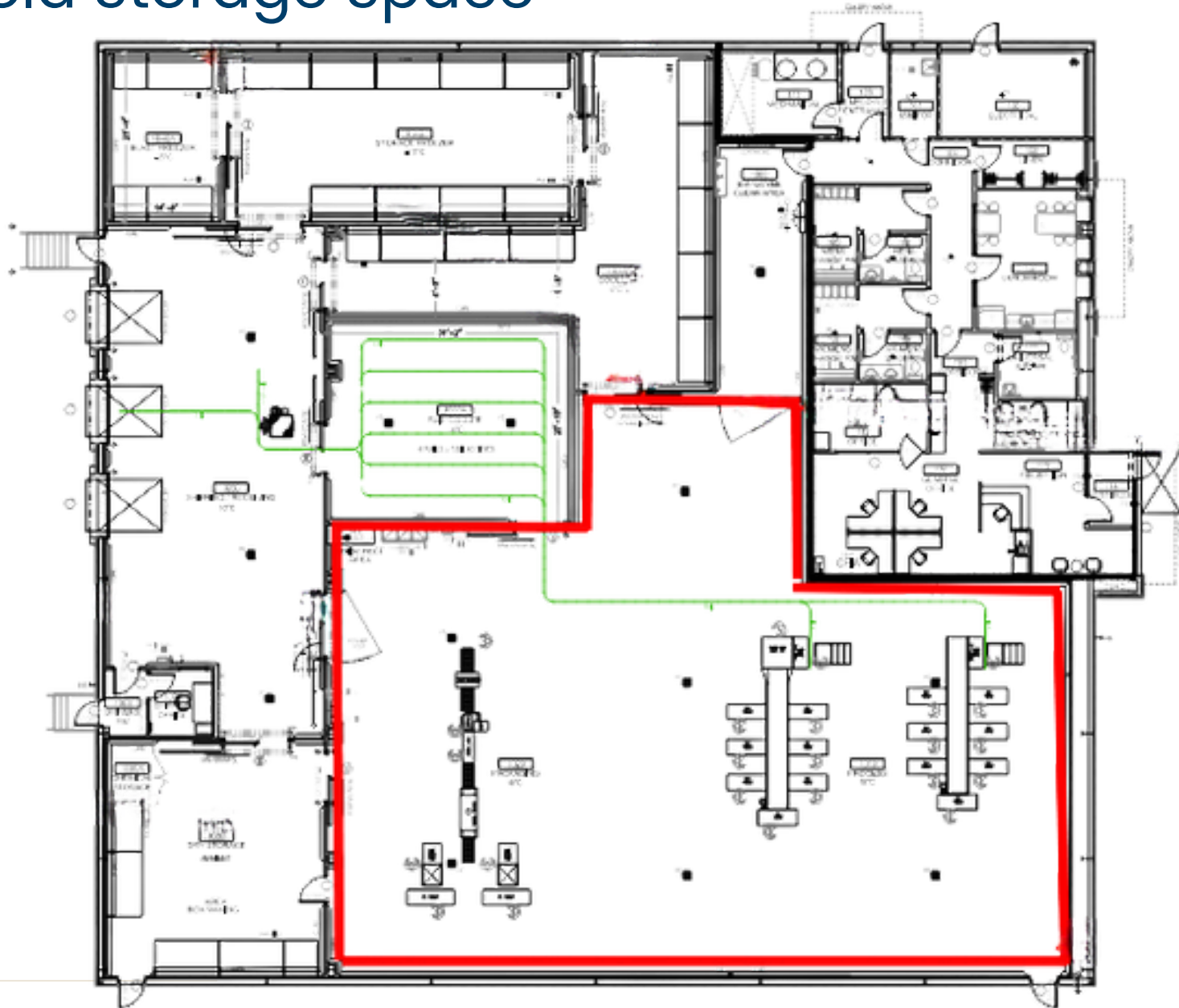
M-2, Mag G
Lot area allows building expansion

PRODUCTION FACILITY:

- Production Area: Approx. 5,000 SF
- Equipment:
 - 2 Coolers
 - 1 Freezer
 - 1 Blast Freezer
- Total Freezer Storage: Approx. 7,500 SF
- Can accommodate average 800 skids in the Freezer and up to 150 skids in the Cooler
- Facility upgrades available at additional cost
- Currently operating and federally licensed for export

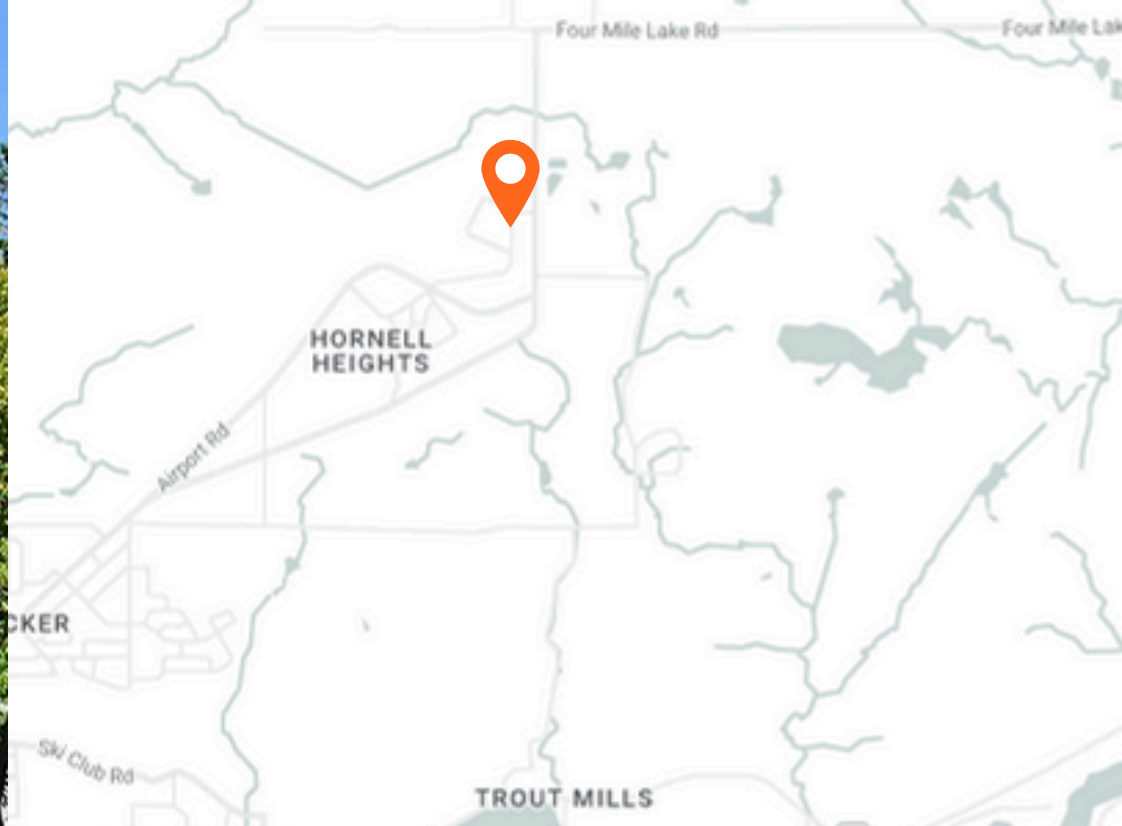


Potential Cold Storage Space



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